

# Eucalyptus Grove Homeowners Association

## Board of Directors Meeting

April 12, 2012

### Minutes

(Subject to Board of Director's Approval)

**Board President, Craig Nicholson**, called the meeting to order at 6:04 pm. The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

#### In attendance:

Christine Hall,  
Greg Honnold,  
Joe Mora,  
Craig Nicholson,  
Lisa Welch,  
Ruth Gross (Grove Pool Monitor),  
Bill Bold (Scribe),  
James Nguyen (Bartlein & Company., Inc.)

Ms. Welch (unit 356), addressed the Board on the subject of excessive **debris** left following rain **gutter cleaning**. James N. will contact the cleaning crew, requesting debris to be cleaned.

**Meeting Minutes:** The **March Board Meeting minutes** (3/08/12) were **approved** as presented.

#### Treasurer's Report:

	March '12	YTD
Total Income	\$72,305.39	\$204,712.14
Operating Expenses	25,488.00	85,286.47
Reserve Expenditures	27,104.00	116,892.07
Total Expenditures	52,592.00	202,178.54
Transfer to Reserve	(19,713.39)	(32,301.60)
Transfer from Reserve	0	30,399.00
Total in Savings	\$1,396,713.89	
Total Assets	\$1,459,920.65	

James N. reported Operating Expenses are approximately 4.5% below budget. The March Treasurer's Report was unanimously **accepted** as presented.

Joe Mora (Enviroscaping) presented a third **tree trimming** and cleanup proposal (\$12,900 from Petersons Tree) to the Board; Board **approved** bid fro Action Tree Service (\$6,675); reported creek restoration project completed; reported melaleucas and tipuanas trimmed.

## Old Business

The Board addressed:

- **Exercise Room:** the Board discussed the status of and possible replacement of exercise equipment; Lisa W. to seek bids for floor cleaning.
- **Cleaning service:** the Board discussed concerns on need for more complete cleaning in certain areas of the development.
- **Waterproofing improvements:** James N. reported building 7628 currently in work, buildings 7620, 7626 and 7636 next on list.
- **“Common area” repair policy:** the Board briefly discussed issue, will vote on draft in next meeting.
- **Pool fence:** the Board discussed options with Pool Monitor (Ruth G.); **approved** purchase of 2 new chairs and 4 lounges for pool.
- **Pagoda lights:** the Board discussed status of a new light installation, to be completed by Charlie the Electrician.
- **Sauna:** the Board discussed bid for new door and heater, as provided by Lisa W.; Board **approved** \$3,000 added to budget for these sauna replacements/improvements.

No other Old Business

## New Business

Items addressed:

- **Exterior painting:** the Board discussed the current (4) bids; Joe M. and Craig N. to meet with 2 “finalist” bidders to interview and discuss project.
- **Pool security/patrol:** the Board discussed bids for “drive-by” and “posted” security services, no action taken, at this time.
- **Roof replacement schedule:** the Board **approved** scheduling roof replacements for buildings 7620 (\$28,890) and 7640 (\$20,590) in 2012 by Home Roofing.
- **Items for May Board meeting:** Additional supplies and furnishings (shelves & racks) needed for Meeting Room office.

No other New Business

The meeting was **adjourned** at 7:57.

The next Board meeting (Annual Meeting) is scheduled for **Thursday, May 10, 2012, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.**

Submitted by Bill Bold, Scribe